



AT THE HEART OF GREAT LIVING

2300 West Sahara Ave,  
Suite 750  
Las Vegas, NV 89102  
Tel. 702.220.8090

## MEMORANDUM

☐ Urgent   ☒ For Review   ☐ Please Comment   ☒ Please Reply   ☐ Please Recycle

**TO:** RYAN HADEN, CITY OF LAS VEGAS  
**FROM:** SAM GLADSTEIN  
**FILE:** 20090506.UPPN.ACCTG.BUDG - PHASE II BUDGET EXPLANATION (MINIMAL FOR PAC OPENING)  
**SUBJECT:** PHASE II CASH & BOND BUDGETS - HARD & SOFT COSTS - UNION PARK (MINIMAL PAC OPENING)  
**DATE:** 5/28/2009  
**CC:** SCOTT CARTER, CITY OF LAS VEGAS

Ryan,

Per staff direction at a joint City/Newland coordination meeting on May 4, 2009, we have revised the Phase II Cash & Bond budgets to reflect a revision based upon "minimal requirements for PAC opening."

We offer the following narrative for your reference:

1. Remediation

\$ 9,385,796

Includes remediation, Certified Environmental Manager (CEM), and Geotechnical services for the following parcels: H/I, M1, M2, M3, A2, and J.

2. Utilities

\$ 5,802,078

May 28, 2009

Memorandum

PHASE II BUDGET EXPLANATION (MINIMAL FOR PAC OPENING)

Includes permanent power from the Commerce substation to Union Park necessary to service the Performing Arts Center. Includes transformer and pad sets as well as trench taxes.

3. PAC Parking

\$ 885,000

Cost to prepare parcels for surface parking for PAC patrons including grading, paving, striping, lighting, and landscaping.

4. Roadway Improvements

\$ 149,000

The roadway improvements include temporary striping of Phase I infrastructure, supplying light fixtures to PAC, supplying and installing additional light fixtures at West Clark, temporary signage (stop signs, one-way, etc.), and contractor mobilization costs.

5. Construction Contingency

\$ 103,400

10% of numbers 3 and 4 above.

6. Items Managed by Development Manager (Newland Communities)

\$ 910,000

Costs associated with engineering, design, Design Review Committee third-party reviews, etc.

7. Site Security & Fencing

\$ 385,000

Costs required to fence in the entire site as well as to hire live security guards upon PAC completion.

8. Construction Management

\$ 363,816

May 28, 2009

Memorandum

PHASE II BUDGET EXPLANATION (MINIMAL FOR PAC OPENING)

Cost for Las Vegas Public Works department to manage the PAC construction process.

9. Construction of Symphony Park

\$ 1,500,000

Costs associated with the construction of Symphony Park parcels M1, and M2.

10. Development Manager Reimbursement

\$ 2,640,200

This includes actual costs accrued by Newland Communities from November 2008 through April 2009 in the amount of \$473,369.36 plus estimated costs for May 2009 through June 2009 of \$164,000 plus estimated costs from July 2009 through December 2010 (termination date of Development Manager contract) of \$1,975,200.

**GRAND TOTAL:           \$ 22,124,290**



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**TO:** RYAN HADEN, CITY OF LAS VEGAS  
**FILE:** 20090506\_PHASE II BUDGET EXPLANATION FOR REVISED NEWLAND MANAGED COSTS  
**FROM:** SAM GLADSTEIN, NEWLAND COMMUNITIES  
**SUBJECT:** UNION PARK PHASE II BUDGET EXPLANATIONS FOR NEWLAND MANAGED BUDGETS  
**DATE:** 5/6/2009  
**CC:** SCOTT CARTER, CITY OF LAS VEGAS

Ryan,

Per staff direction at a joint City/Newland coordination meeting on May 4, 2009, we have revised the Phase II Newland managed budgets to reflect a revision based upon "minimal requirements for PAC opening."

We offer the following narrative for your reference:

1. Design Management Consulting

\$ 160,000

The purpose of this cost is to engage consultants for new design work and/or redesign work at Union Park to do with the Master Plan. This is intended to cover companies such as Kubat Consulting, Design Workshop, etc.

2. Engineering Design

\$ 650,000

\$ 90,000	Committed Costs
\$ 300,000	Design of M1, M2
\$ 210,000	Fiber Optic Network for Power & Water, etc.

This cost is based upon already committed costs from an earlier approval of this budget, design fees for M1 and M2 Symphony Park, and consultancy costs for designing an integrated community wide fiber optically controlled automation system for common area improvements.

3. Landscape and Streetscape Design

\$ 100,000

This cost is for our LEED ND consultant, Landscape Design modifications to the Master Plan, and for 3<sup>rd</sup> party peer review of plans submitted to the UPDRC

4. Development Manager Reimbursement

\$ 2,640,200

This includes actual costs accrued by Newland Communities from November 2008 through April 2009 in the amount of \$473,369.36 plus estimated costs for May 2009 through June 2009 of \$164,000 plus estimated costs from July 2009 through December 2010 (termination date of Development Manager contract) of \$1,975,200.

**GRAND TOTAL:           \$ 3,550,200**